

Staff Summary Report



Hearing Officer Hearing Date: September 18, 2007

Agenda Item Number: 8

SUBJECT: This is a public hearing for a request by **STORAGE TODAY – U-HAUL (PL070368)** located at 810 South McClintock Drive for one (1) use permit.

DOCUMENT NAME: 20070918dssd04

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by **STORAGE TODAY – U-HAUL (PL070368)** (Donald Murney, applicant/property owner) located at 810 South McClintock Drive in the GID, General Industrial District for:

ZUP07128 Use permit to allow vehicle rentals (trucks).

PREPARED BY: Shawn Daffara, Planner II (480-858-2284)

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

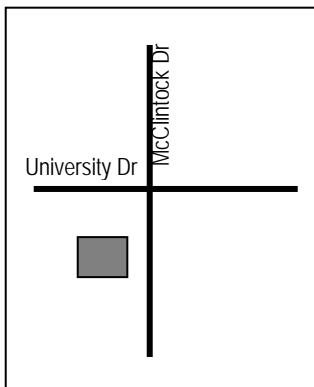
A handwritten signature in black ink, appearing to read 'SEA'.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-7

ADDITIONAL INFO: The applicant is requesting a use permit to allow vehicle (U-Haul) rentals at 810 South McClintock Drive in the GID, General Industrial District. The proposal involves the rental of trucks, vans, and trailers. To date, there has been no public input regarding the request. Staff recommends approval of the proposal as submitted, with conditions.



PAGES:

1. List of Attachments
2. Comments; Reason(s) for Approval
3. Conditions of Approval; History & Facts/Description
4. Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
- 3-4. Letter of Intent
5. Site plan
- 6-9. Staff Photograph(s)

COMMENTS:

The applicant is requesting a use permit to allow vehicle rentals at 810 South McClintock Drive in the GID, General Industrial District. The vehicle rentals will involve the rental of trucks, vans, and trailers. Storage Today Mini-Storage will be parking and storing the rental vehicles inside the mini-storage property and the secure storage yard on lot 2 of the property. The entire property has an approved lot tie combining both lot 1 and lot 2 into one. The City of Tempe Commercial Enforcement Division notified the owners of Storage Today Mini-Storage that a use permit would be required for the vehicle rentals. The business was not aware that the vehicle rental use required a Use Permit.

Storage Today Mini-Storage proposes to rent vehicles during normal business hours. The hours are Monday through Friday from 9:30 AM to 6:00 PM and Saturdays from 9:30 AM to 5:00 PM other days by appointment only.

To date staff has not received any public input.

Use Permit

The Zoning and Development Code requires a use permit for vehicle rentals within the GID, General Industrial District. This use permit request meets all applicable tests in the following manner:

Evaluating the use permit, the proposal appears to pass the use permit test listed below:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - This use, with conditions, should not create nuisances within this industrially zoned area.
- c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans, or General Plan;
 - The proposed development would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
- d. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding uses.

Conclusion

Staff recommends approval of the use permit, subject to the conditions of approval.

REASON(S) FOR APPROVAL:

1. The use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general;
2. There appears to be no significant increase in vehicular or pedestrian traffic;
3. There appears to be no nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare;

4. The use will not contribute to the deterioration of the neighborhood or to the downgrading of property values.
5. The location is compatible with the existing surrounding structures and uses.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

**CONDITION(S)
OF APPROVAL:**

1. The use permit is valid for Storage Today and may be transferred to successors in interest, subject to a review by Development Services staff.
2. Any significant verifiable complaints as determined by the City Attorney and/or Commercial Enforcement Division shall require the applicant to return to the Hearing Officer for re-evaluation of the use permit.
3. The applicant must complete a Lot Tie application, to be reviewed and approved by the City of Tempe Building Safety Division and then recorded with the Maricopa County Recorders Office, prior to any joint parking approvals for Lot 2.
4. The use permit is approved for U-Haul parking for lot 1 only. If the applicant receives Development Plan Review approval for parking on lot 2, we can administratively process a Use Permit modification to include lot 2.
5. The U-Haul Truck display area on Lot 2 is not allowed. If you wish to pursue future parking rights for Lot 2, the property would have to be brought into conformance with the Zoning and Development Code. Any type of Site Modification shall require a Development Plan Review approved.
6. All U-Haul vehicles shall not block any portion of the fire lane. A fire lane requires a twenty (20) foot wide drive aisle for emergency vehicles to maneuver on site. Any questions regarding the fire lane should be addressed to the Fire Department Representative, Jim Walker (480) 350-8858.
7. No truck repair shall be conducted on site.

HISTORY & FACTS:

August 17, 2005	DRB05022: Design Review approved site, landscape, elevations for Storage Today Mini-Storage.
May 24, 2006	CC060003: City Council approved subdivision plat for Storage Today Mini-Storage.

DESCRIPTION:

Owner – Donald Murney
Applicant – Donald Murney
Existing Zoning – GID, General Industrial District
Lot Area– 148,898 s.f./ 3.4 acres
Required Parking – 12 spaces
Provided Parking – 12 spaces

ZONING AND
DEVELOPMENT
CODE REFERENCE:

Part 3, Chapter 2, Section 3-302

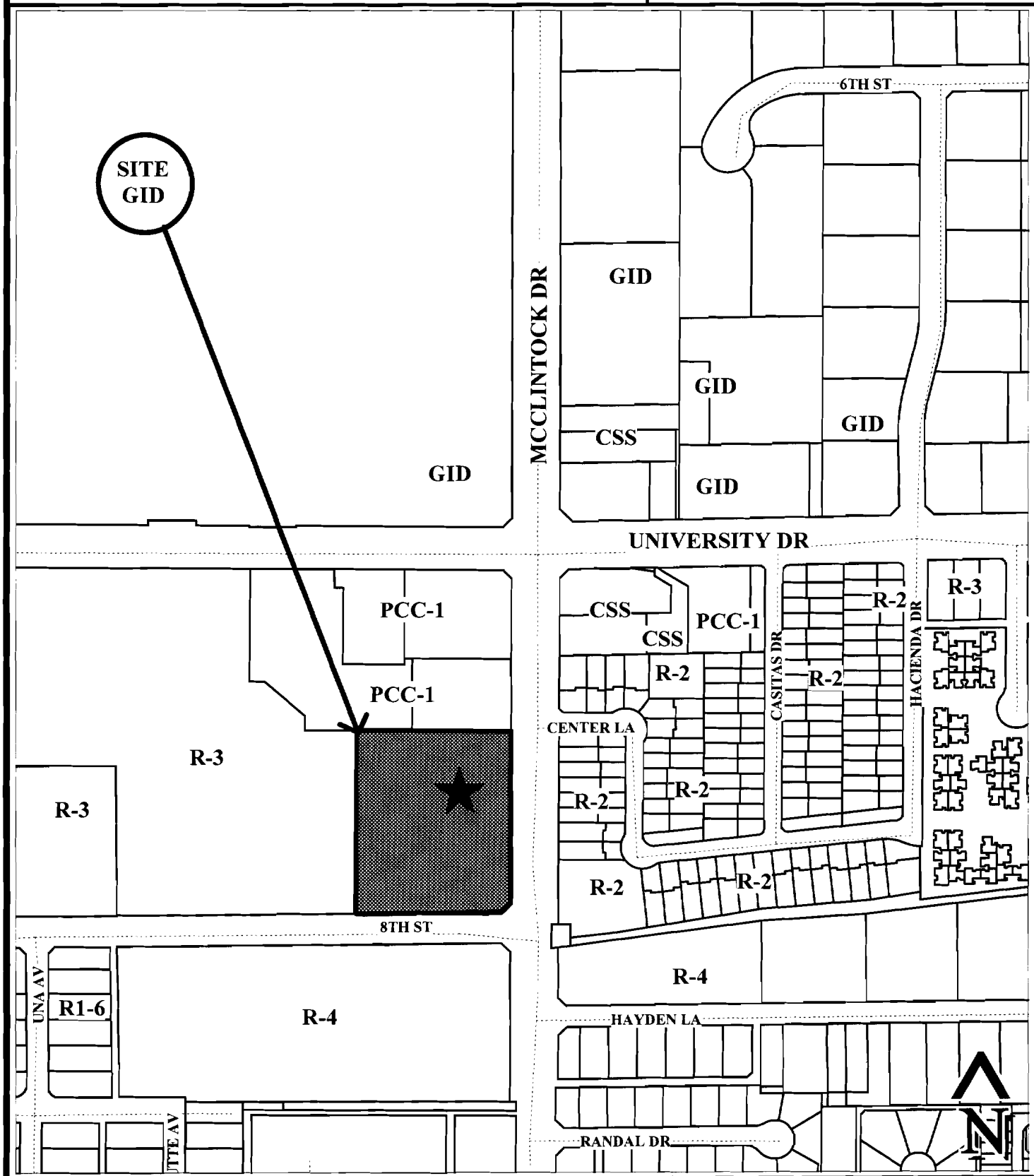
Permitted Uses in Office/Industrial Districts – Table 3-302A – Vehicle /Rental in GID, General Industrial District requires a use permit;

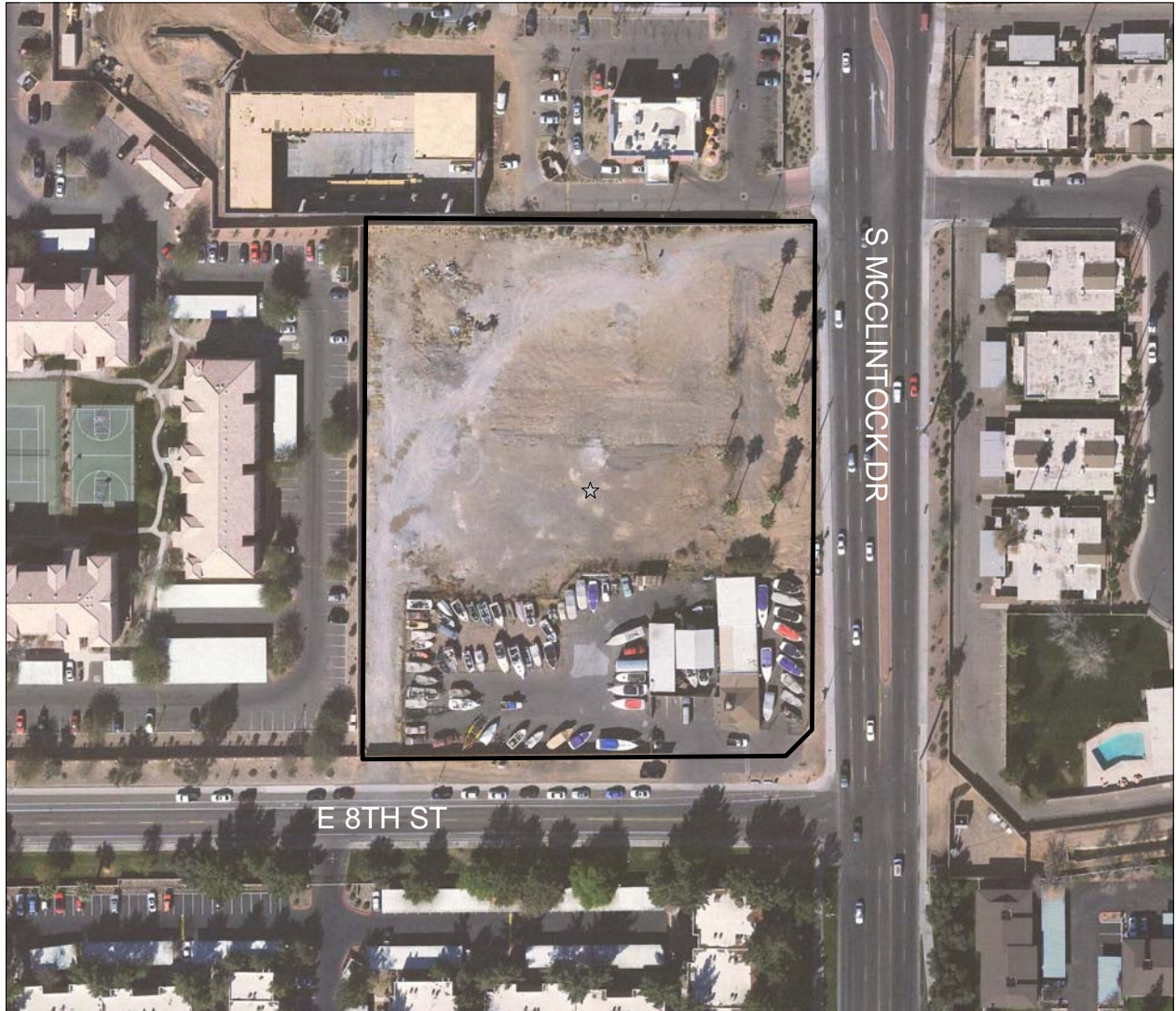
Part 6, Chapter 3, Section 6-308

Use Permit.

STORAGE TODAY - U-HAUL

PL070368





STORAGE TODAY - U-HAUL (PL070368)

City of Tempe
Planning & Zoning
31 E. 5th St
Tempe, Az 85281

July 26, 2007

Re: Storage Today
810 S. McClintlock Rd
Tempe, Az. 85281

To Whom It May Concern:

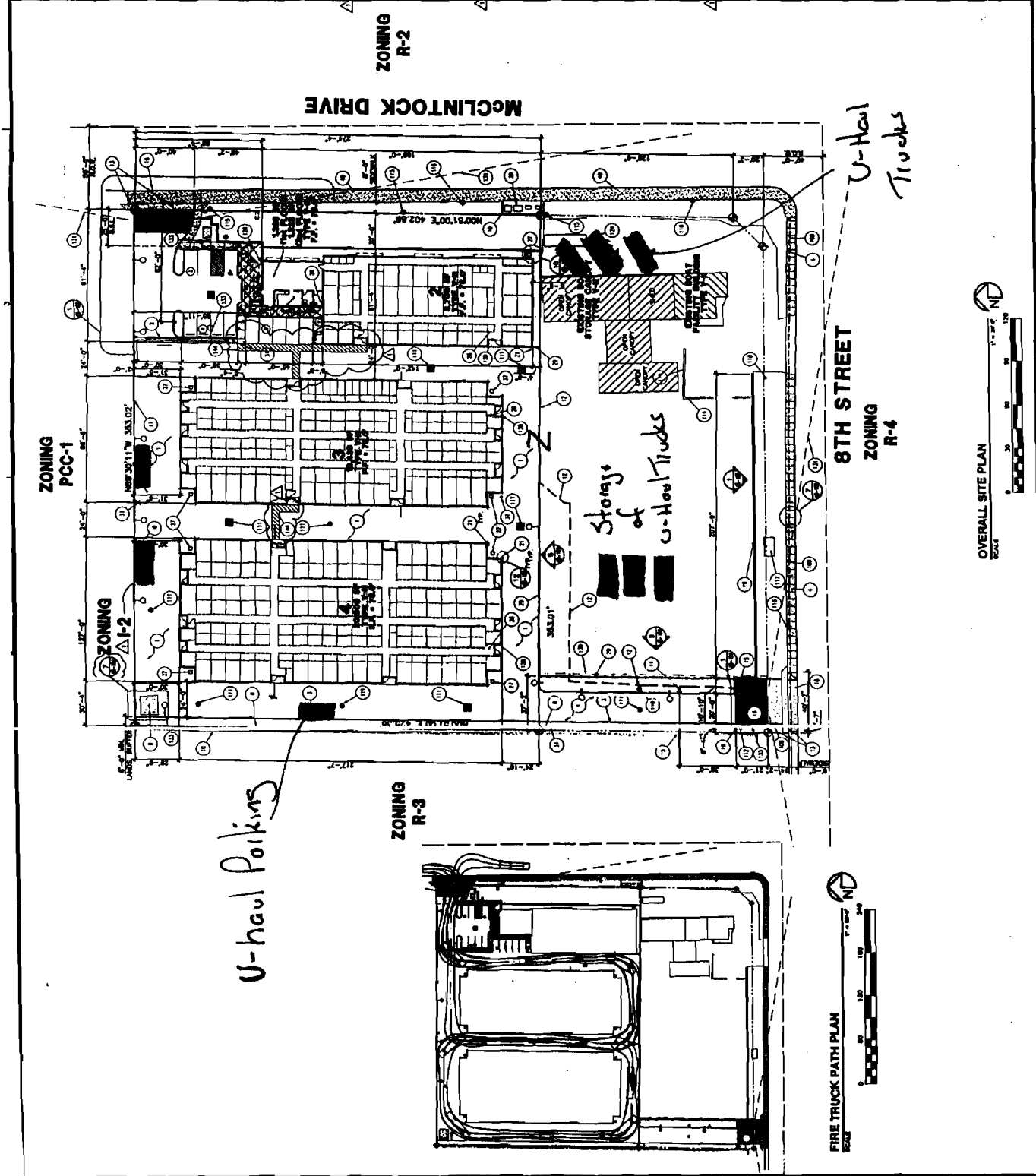
Storage Today has taken the opportunity to work with U-Haul International in renting equipment and using their software to rent out our storage rooms. In addition to the above, we have currently started to purchase moving supplies from U-Haul to help our customers have a one stop location for their packing, moving and storage needs. We have taken the same belief that U-Haul has had since the first day they started renting to the public. The reason for U-Haul allowing small businesses to rent equipment from their locations is so that the people in the surrounding communities have the opportunity to save time and money. This happens by having small dealers such as ours, so the rental of equipment becomes less expensive, by keeping mileage cost to a minimum. It also helps reduce the quantity of carbon monoxide and other exhaust gases in the atmosphere.

By having a U-Haul dealership within a few miles of a customer's home allows the customer to pick up the equipment closer to them cutting down on mileage expenses and time for the consumer. This also eliminates the need for the customer to be driven to a U-Haul Center, which could be 10-15 miles away to pick up his rental equipment. There by cutting back on exhaust gases from both vehicles and helping to keep additional vehicles from creating more congestion.

One of U-Hauls goals is to make moving for our customers as convenient as possible. Storage Today has parking both in front and rear of our facility to accommodate rental equipment. The equipment would be parked in areas that would allow traffic to flow threw our location without interference, as well as not to block any emergency vehicles from entering our facility. U-Haul trucks and trailers would not be parked on or near any

other business property. We have walls surrounding our property that keeps our business separate. Storage Today will also make sure not to park any equipment in the first set of parking spaces near the street, making sure that there will be no visual obstruction to on coming traffic. We will keep a minimum of 1 and a maximum of 10 pieces of equipment at our location. We will have 1-3 pieces of equipment in front of our facility, so the community can see that they are available and the rest will be kept in the rear. The number of pieces of equipment we have chosen to keep on our premises is the amount that has been determined to best benefit the community and not be a burden to surrounding residents and businesses. We are more than willing to work within the City of Tempe guidelines and will follow the rules and regulations.

Thank you for your consideration on this matter and we look forward to helping our communities with all their moving needs.

[illegible]



STORAGE TODAY- U-HAUL

810 S MCCLINTOCK DR

PL070368

ADJACENT LOT: VIEW TO WEST



STORAGE TODAY- U-HAUL

810 S MCCLINTOCK DR

PL070368

FRONT GATE: VIEW TO WEST



STORAGE TODAY- U-HAUL

810 S MCCLINTOCK DR

PL070368

FRONT OF BUSINESS: VIEW TO WEST



STORAGE TODAY- U-HAUL

810 S MCCLINTOCK DR

PL070368

ADJACENT LOT: VIEW TO NORTH